



Zoning Committee

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<b>REQUEST</b>	Current Zoning: R-3 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional) <del>with five-year vested rights.</del>
<b>LOCATION</b>	Approximately 2.08 acres located on the west side of Providence Road, south of Fairview Road. Council District 6 - Bokhari
<b>PETITIONER</b>	Madison Simmons Homes and Communities, LLC

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<b>ZONING COMMITTEE ACTION VOTE</b>	The Zoning Committee vote 7-0 to recommend APPROVAL of this petition. Motion/Second: Nelson / Sullivan Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan Nays: None Absent: None Recused: None
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**ZONING COMMITTEE DISCUSSION** Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.  
There was no further discussion of this petition.

**ZONING COMMITTEE STATEMENT OF CONSISTENCY** The Zoning Committee voted 7-0 (motion by Nelson Seconded by Majeed) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *South District Plan*, and meets criteria in the *General Development Policies* for development at up to eight dwellings per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use; and
- The proposed density is 6.73 units per acre.

Therefore this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The subject property is situated between townhomes and multi-family development to the north and single family residential to the south; and
- The petition limits the number of townhome units to 14 and the density to 6.73 units per acre, consistent with the *General Development Policies*; and
- The rezoning will allow the property to serve as a transition

between the more intense institutional and single family attached uses to adjacent detached single family uses through the following:

- Establishment of a setback from Providence Road; and
- Commitment for a buffer and wall from single family homes along the rear and side yards; and
- Height limitation to two stories and 40 feet, consistent with limits in the adjoining single family neighborhood; and
- Architectural standards for the proposed units address building materials and design features and include proposed building elevations.

**Planner**

John Kinley (704) 336-8311